159.0	0011	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,800 /	861,800
					USE VALUE:	861,800 /	861,800
					ASSESSED:	861,800 /	861,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAI WEI
Owner 2:	XU LAN
Owner 3:	
Street 1:	141 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CODY BOY LLC -
Owner 2:	-
Street 1:	113 WARREN ST
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2150 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	462,800		399,000	861,800
Total Card	0.138	462,800		399,000	861,800
Total Parcel	0.138	462,800		399,000	861,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.76 | /Parcel: 400.76

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106129

GIS Ref

GIS Ref

Insp Date 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0011-0002.0

!12454!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	462,800	0	6,000.	399,000	861,800		Year end	12/23/2021
2021	101	FV	449,800	0	6,000.	399,000	848,800		Year End Roll	12/10/2020
2020	101	FV	449,800	0	6,000.	399,000	848,800	848,800	Year End Roll	12/18/2019
2019	101	FV	333,300	0	6,000.	399,000	732,300	732,300	Year End Roll	1/3/2019
2018	101	FV	333,300	0	6,000.	336,300	669,600	669,600	Year End Roll	12/20/2017
2017	101	FV	333,300	0	6,000.	307,800	641,100	641,100	Year End Roll	1/3/2017
2016	101	FV	333,300	0	6,000.	262,200	595,500	595,500	Year End	1/4/2016
2015	101	FV	325,500	0	6,000.	228,000	553,500	553,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:47:14

LAST REV

Date	Time
06/18/18	15:09:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12454

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CODY BOY LLC,	56069-594		12/15/2010		595,000	No	No		
STANDISH JANE,	54860-286		6/22/2010	Change>Sale	360,000	No	No		
	15416-528		1/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	106129
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2010	628	Addition	66,000					ADD 2ND STORY TO C

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	BS	Barbara S
3/20/2012	Inspected	BR	B Rossignol
11/12/2008	Measured	336	PATRIOT
12/6/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Water	-5					399,000						399,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.99989998
Adj $ / SQ:	173.350
Other Features:	123755
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	568541
Depreciation:	105749
Depreciated Total:	462792

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	3	HB	1

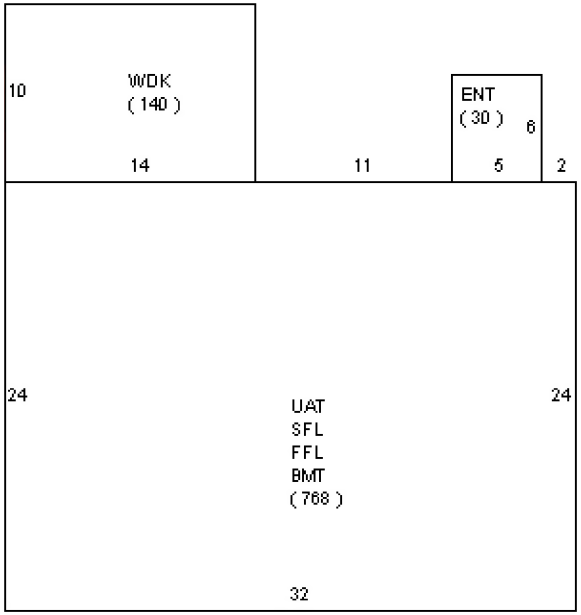
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	209.75
Special Features:	0	Val/Su Net:	173.59
Final Total:	462800	Val/Su SzAd	301.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	83.210	63,904
FFL	First Floor	768	173.350	133,133
SFL	Second Floor	768	173.350	133,133
UAT	Upper Attic	192	69.340	13,313
WDK	Deck	140	13.140	1,840
ENT	ENTRY	30	26.400	792

Net Sketched Area:	2,666			Total:	346,115
Size Ad	1536	Gross Area	3242	FinArea	2150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 159.0-0011-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	